139.0	0001	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,265,100 / 1,265,100
					USE VALUE:	1,265,100 / 1,265,100
					ASSESSED:	1,265,100 / 1,265,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
141		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DELGADO HUGO E
Owner 2:	RODRIGUEZ-PERALTA CARMEN L
Owner 3:	
Street 1:	141 JASON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BRITT JAMES A/ETAL -
Owner 2:	BRITT KIMBERLY A -
Street 1:	141 JASON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,060 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1935, having primarily Vinyl Exterior and 3307 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8060.000	664,300	5,200	595,600	1,265,100
Total Card	0.185	664,300	5,200	595,600	1,265,100
Total Parcel	0.185	664,300	5,200	595,600	1,265,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.54 | /Parcel: 382.5

Legal Description

User Acct 89148

GIS Ref

GIS Ref

Insp Date 11/08/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 139.0-0001-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	663,300	5200	8,060.	595,600	1,264,100	1,264,100	Year End Roll	12/18/2019
2019	101	FV	544,100	5200	8,060.	628,700	1,178,000	1,178,000	Year End Roll	1/3/2019
2018	101	FV	392,100	5200	8,060.	463,300	860,600	860,600	Year End Roll	12/20/2017
2017	101	FV	392,100	5200	8,060.	443,400	840,700	840,700	Year End Roll	1/3/2017
2016	101	FV	392,100	5200	8,060.	410,300	807,600	807,600	Year End	1/4/2016
2015	101	FV	382,700	5200	8,060.	344,100	732,000	732,000	Year End Roll	12/11/2014
2014	101	FV	382,700	5200	8,060.	336,200	724,100	724,100	Year End Roll	12/16/2013
2013	101	FV	382,700	5200	8,060.	320,300	708,200	708,200		12/13/2012

!10736!

PRINT

Date	Time
12/11/20	01:00:52

LAST REV

Date	Time
09/20/19	13:07:59

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10736

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRITT JAMES A/E	69588-341		7/12/2017		1,215,000	No	No		
DOOLEY ANNE	25253-376		3/30/1995		326,000	No	No		Y

USER DEFINED

Prior Id # 1:	89148
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/2/2005	321	Re-Roof	7,535					
8/20/1998	621	Addition	20,000					14X16 RM 9X10 MUDR

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	HS	Hanne S
2/28/2018	SQ Returned	EMK	Ellen K
2/13/2009	Measured	336	PATRIOT
11/23/1999	Mailer Sent		
11/9/1999	Measured	264	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8060		Sq. Ft.	Site		0	90.	0.82	10									595,619						595,600	

Total AC/HA: 0.18503 | Total SF/SM: 8060 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 595,619 | Spl Credit | Total: 595,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.11521924
Const Adj.:	1.37713504
Adj $ / SQ:	191.976
Other Features:	118659
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	816149
Depreciation:	151804
Depreciated Total:	664345

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	5	Baths:	2	HB	1

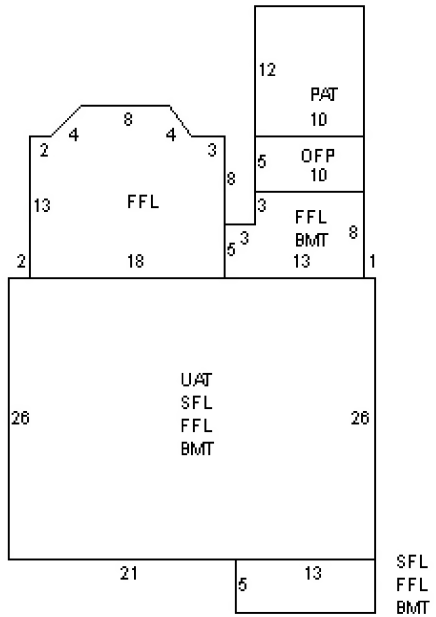
REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	
Totals			
1	8	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,308	191.980	251,105
BMT	Basement	1,044	91.280	95,301
SFL	Second Floor	949	191.980	182,185
UAT	Upper Attic	221	105.590	23,335
PAT	Patio	120	7.400	888
OFP	Open Porch	50	60.590	3,030

Net Sketched Area:	3,692	Total:	555,844
Size Ad	2257	Gross Are	4355	FinArea	3307
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	A	
UAT	100	FLA	50	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	232.29
Special Features:	0	Val/Su Net:	179.93
Final Total:	664300	Val/Su SzAd	294.33

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 139.0-0001-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X23	A	AV	1935	21.04	T	40	101			5,200			5,200
2	Frame Shed	D	Y	1	8X18	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:	5,200	Total Special Featues:		Total:	5,200